| 067.0 | 0002 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,235,300 / 1,235,300 |
| | | | | | USE VALUE: | 1,235,300 / 1,235,300 |
| | | | | | ASSESSED: | 1,235,300 / 1,235,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 70 | | RICHFIELD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | SOFIS LISA A | |
| Owner 2: | SCHEFT JOHN S | |
| Owner 3: | | |
| Street 1: | 70 RICHFIELD RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: / Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CENDANT MOBILITY FINANCIAL - |
| Owner 2: | - |
| Street 1: | 70 RICHFIELD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,050 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Vinyl Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8050.000 | 772,200 | | 463,100 | 1,235,300 |
| Total Card | 0.185 | 772,200 | | 463,100 | 1,235,300 |
| Total Parcel | 0.185 | 772,200 | | 463,100 | 1,235,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.61 | /Parcel: 416.6

**Legal Description**

**User Acct** 42812

**GIS Ref**

**GIS Ref**

**Insp Date** 11/15/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0008.0

!5722!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 771,900 | 0 | 8,050. | 463,100 | 1,235,000 | 1,235,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 564,200 | 0 | 8,050. | 430,000 | 994,200 | 994,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 564,200 | 0 | 8,050. | 430,000 | 994,200 | 994,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 564,200 | 0 | 8,050. | 377,100 | 941,300 | 941,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 564,200 | 0 | 8,050. | 344,000 | 908,200 | 908,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 533,500 | 0 | 8,050. | 304,300 | 837,800 | 837,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 533,500 | 0 | 8,050. | 287,800 | 821,300 | 821,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 533,500 | 0 | 8,050. | 273,900 | 807,400 | 807,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:34:06 |

**LAST REV**

| Date | Time |
|---|---|
| 04/16/19 | 15:01:55 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5722

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CENDANT MOBILIT | 45630-320 | | 7/15/2005 | | 845,000 | No | No | | |
| LEPOW DANIEL J | 45630-318 | | 7/15/2005 | Convenience | 845,000 | No | No | | |
| O BRIEN JOHN R- | 30847-488 | | 11/9/1999 | Family | 413,500 | No | No | | |
| | 15430-576 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 42812 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/21/2018 | 665 | Wood Dec | 10,000 | C | | | | |
| 2/10/2006 | 93 | Redo Bat | 14,000 | | | G7 | GR FY07 | |
| 4/24/2002 | 317 | Addition | 80,000 | C | | G4 | GR FY04 | ADD MUDRM+BATH-REM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/15/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/23/2009 | Meas/Inspect | 189 | PATRIOT |
| 8/15/2006 | Permit Visit | BR | B Rossignol |
| 11/4/2005 | MLS | MM | Mary M |
| 6/19/2000 | MLS | | |
| 10/6/1999 | Mailer Sent | | |
| 10/6/1999 | Measured | 163 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8050 | | Sq. Ft. | Site | | 0 | 70. | 0.82 | 12 | | | | | | | | | 463,050 | | | | | | 463,100 | |

Total AC/HA: 0.18480 | Total SF/SM: 8050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 463,050 | Spl Credit | Total: 463,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 12 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 2 - Good | | |
| Insulation: | 7 - Ab avg | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.10911667 |
| Const Adj.: | 1.03350127 |
| Adj $ / SQ: | 154.747 |
| Other Features: | 126540 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 809475 |
| Depreciation: | 37236 |
| Depreciated Total: | 772239 |

## COMMENTS

BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2002 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

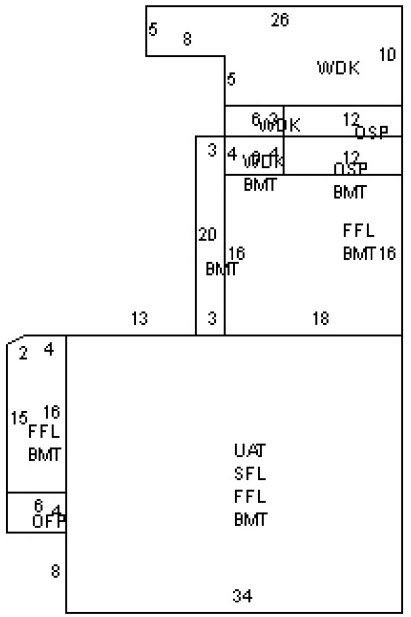
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 205.81 |
| Special Features: | 0 | Val/Su Net: | 177.03 |
| Final Total: | 772200 | Val/Su SzAd | 337.65 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,467 | 63.140 | 92,622 |
| FFL | First Floor | 1,335 | 154.750 | 206,587 |
| SFL | Second Floor | 952 | 154.750 | 147,319 |
| WDK | Deck | 262 | 10.150 | 2,658 |
| UAT | Upper Attic | 238 | 119.160 | 28,359 |
| OSP | Screen Porch | 84 | 41.090 | 3,451 |
| OFP | Open Porch | 24 | 45.470 | 1,091 |
| | Net Sketched Area: | 4,362 | Total: | 482,087 |
| Size Ad | 2287 | Gross Are | 5076 | FinArea 2965 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 30 | G | |
| UAT | 100 | FLA | 100 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

067.0-0002-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc